

9/11/94



PLAT OF  
MEADOWRIDGE, DIV. NO. 1  
SECTION 34 TOWNSHIP 33 N., RANGE 1 E., W.M.  
CITY OF OAK HARBOR  
WASHINGTON

ISLAND COUNTY PARCEL NOS.  
R13334.316-085  
R13334.326-048

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we, the undersigned owners and mortgage holders of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown hereon and use thereof for all public purposes not inconsistent with the use thereof for public needs, also the right to make all necessary slopes for cuts and fills upon the lots, blocks and tracts on this plat in the original reasonable grading of the streets and avenues shown hereon. Also, the right to drain said streets and avenues over and across any lot, tract, or lots where water might take a natural course after the street or avenue is graded. Tract B (City Park) and public utilities above and below ground on all streets, avenues, alleys, and easements are hereby dedicated to the City of Oak Harbor, Washington. Granted hereby is a waiver of all claims for damages against the City of Oak Harbor which may be occasioned to the adjacent land within the plat by the established construction, drainage, and maintenance of said streets and avenues.

Restrictive and protective covenants applying to all lots in this plat are recorded under Auditor's File Number 14882126, records of Island County, Washington.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 1<sup>st</sup> day of SEPTEMBER, 1994.

MEADOWRIDGE, INC.

John D. Chapman  
John D. Chapman, President  
7208 - 700th Avenue West, Suite 107  
Oak Harbor, WA 98277  
(206) 675-9091

## LENDERS:

William L. Massey  
William L. Massey  
INTERWEST SAVINGS BANK  
Sharon Exley  
Sharon Exley, Vice-President  
1259 W. Pioneer Way  
Oak Harbor, WA 98277  
(206) 675-0788

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON

COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that John D. Chapman is the person who appeared before me, and said person acknowledged that he signed this instrument on oath stated that he was authorized to execute the instrument and acknowledge it as President of MEADOWRIDGE, INC., a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. DATED: 9/1/94

Barbara A. Massey  
NOTARY PUBLIC in and for the State of Washington, residing at  
Oak Harbor My appointment expires 5/5/97

STATE OF WASHINGTON  
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Sharon Exley is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledge it as Vice-President of INTERWEST SAVINGS BANK, a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. DATED: 9/1/94

Barbara A. Massey  
NOTARY PUBLIC in and for the State of Washington, residing at  
Oak Harbor My appointment expires 5/5/97

STATE OF WASHINGTON  
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that William L. Massey and Kathleen A. Massey are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument. DATED: 9/1/94

Barbara A. Massey  
NOTARY PUBLIC in and for the State of Washington, residing at  
Oak Harbor My appointment expires 5/5/97

## LAND DESCRIPTION

That portion of the Southwest Quarter of the Northwest Quarter in Section 34, Township 33 North, Range 1 East of the Willamette Meridian, Island County, Washington, lying South of Crosby Road, described as follows:

The West 773.95 feet of the East 1,033.95 feet as measured from the center of Heller Road:

EXCEPT the East 280 feet of the North 225 feet as measured along the East line thereof:

ALSO EXCEPT the South 276 feet as measured parallel to the South line thereof.

## EASEMENT PROVISION

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest, City of Oak Harbor, Cascade Natural Gas Corporation, Tele-View Systems, and U.S. Postal Service, together with their respective successors and assigns under and upon the exterior ten (10) feet of the front of each lot and tract abutting the public street, and under and upon the exterior fifteen (15) feet of the front of Lots 37 through 42 abutting the 40 foot radius cul-de-sac in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, wires, and vaults with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, water, gas, cable television, and postal services, together with the right to enter upon the lots and tracts at all times for the purposes stated.

ALSO an easement is granted to the City of Oak Harbor over and across the exterior ten (10) feet of the front of Lots 1, 2, 3, 4, 13, 20, 21, 22, 23, and Tract B abutting the public street for the purpose of storm water drainage, together with the right to enter upon said lots and tract for the purpose stated.

## NOTES

1. Bearing system is based upon the NAD 1927 Coordinate System, North Zone.
2. Certification, as contained herein, comprises the declaration of the surveyor's professional judgement. It does not constitute a warranty or a guarantee, express or implied; nor does it relieve any other party of his responsibility to abide by contract documents, applicable codes, standards, regulations, and ordinances.
3. All lot corners and points of curvature are marked on the ground with an iron pipe and plastic plug marked "FK, LS 11941" unless noted otherwise.
4. The principal permitted use of all lots is one detached single family dwelling, with the exception of Lots 10 - 15 and 21 - 28 which allow for duplex units.
5. Survey equipment used for field survey is a TOPCON GTS-4 with retro prisms (+/- (5mm + 3 ppm), +/- 1"), calibrated at NGS Baseline, August 4, 1993.
6. All lots platted herein shall own an undivided 1/48 interest in Tract A. The owner, or owners, of each lot shall pay a 1/48 share of any costs incurred in the maintenance and/or repair of said Tract A and storm drainage facilities attached thereto. The City of Oak Harbor shall be responsible to initiate any maintenance and/or repair to said Tract A and storm drainage facilities. A Homeowners Association shall be responsible to represent said owners should the City of Oak Harbor initiate maintenance and/or repair.

## CITY FINANCE DIRECTOR APPROVAL

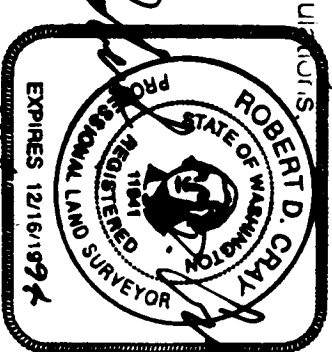
I hereby certify that there are no delinquent special assessments and all special assessments on any of the property herein contained dedicated as streets, alleys, or for other public use are paid in full.

Barry Bailing  
City Finance Director

## LAND SURVEYOR'S CERTIFICATE

I hereby certify that the Plat of MEADOWRIDGE, DIV. NO. 1, is based upon an actual survey and subdivision of Section 34, Township 33 North, Range 1 East, W.M.; that the courses and distances are shown correctly thereon; that the monuments have been set and the lot and block corners staked correctly on the ground; and that I have fully complied with the provisions of the statutes and platting regulations.

Robert D. Gray  
Robert D. Gray  
Registered Land Surveyor  
Certificate Number 11941



## APPROVALS

Examined and approved this 8th day of September, 1994.

Ryan Goodman  
Ryan Goodman, P.E.  
Oak Harbor City Engineer

I hereby certify that the within Plat of MEADOWRIDGE, DIV. NO. 1, is duly approved by the City of Oak Harbor Planning Commission this 2nd day of September, 1994.

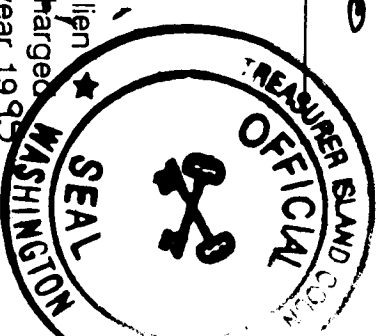
Chris Saxman  
Chris Saxman, Chairman

Approved by the Council of the City of Oak Harbor, Washington, this 2nd day of August, 1994.

Rosemary Morrison  
Rosemary Morrison, Clerk  
City of Oak Harbor

## COUNTY TREASURER APPROVAL

This is to certify that all taxes levied and which have become a lien upon the lands herein described, have been fully paid and discharged according to the records of my office, up to and including the year 1993. This 8th day of September, 1994.



Maxine R. Sauter  
Maxine R. Sauter  
Island County Treasurer

## AUDITOR'S CERTIFICATE

Filed for record at the request of MEADOWRIDGE, INC., this 3rd day of SEPTEMBER, 1994, and recorded in Volume 13 of Plats, pages 110 and 111, records of Island County, Washington.

Art Hyland  
Art Hyland  
Island County Auditor

## CERTIFICATE OF TITLE

Recorded September 8, 1994, in Volume \_\_\_\_\_, pages \_\_\_\_\_ and \_\_\_\_\_, records of Island County, Washington.

A.F. No. 4401943

E-3758  
E-3758  
E-3758-20-94



PLAT OF  
MEADOWRIDGE  
DIV. NO. 1